OULET

IN THE

CITY!

AND

More Private Dwellings Erected, More Capital Invested in Factories and More Lots Sold by Auction Than Ever Be fore-Fewer Flats Bullt, However,

In several important branches of the Bronx real estate market new high records of activity were established last year. More me and two family dwellings were erected han had ever before been erected in any year, the capital invested in new loft mildings, manufactories and workshops was unprecedented and an unequalled number of vacant lots were sold by auction to small investors.

These records were achieved largely in consequence of what may be called a secondary subway boom. The opening of the rapid transit road gave rise to a tremenlous volume of dealing in vacant land and to the biggest building campaign in the history of the borough. This initial boom was confined principally to the immediate neighborhood of the new road. The land was bought in bulk by syndicates of capitalists and passed in progressively smaller subdivisions into the hands of loan operators, who in turn disposed of their purchases to speculative builders. The dealing was effected almost exclusively by private ontract and the building which resulted was for the most part limited to the construction of flats and tenements.

When the first subway boom started there was a pressing need of additional housing. The railroad penetrated large and undeveloped sections. Apparently, however, the actual running of trains was needed to call attention to them. Two rears ago in The Bronx property within walking distance of the rapid transit route went begging for purchasers. In the fall of 1904 large operators suddenly began to exploit its possibilities, and almost the same week that the first subway train was started the boom began. Country estates, which had changed little in a generation or more, were purchased and parcelled out. The process was followed by the extraordinary volume of tenement house construction of

Hitherto construction work in The Bronx had had as its axis the elevated road. The tenement builder had kept closely within a few blocks of Third avenue. An entirely new territory was now opened for development. The subway comes to the surface in The Bronx at 149th street. After leaving this thoroughfare it follows Westchester avenue, Southern Boulevard and the Boston

avenue, Southern Boulevard and the Boston Road to Bronx Park.

The area east and west of the line became at once the principal scene of building activity in the borough. Several hundred five and six story tenements and flats went up there in 1905. The most active section was along Westchester avenue from Jackson avenue to Simpson street. Another seat of building was the territory east of Crotona Park, centring about the old Bathgate-Beck estate.

The great boom in tenement construc-

The great boom in tenement construc-tion was carried over into 1906. Toward tion was carried ever into 1906. Yoward the middle of the year, however, the price of brick fell about 50 per cent. This immediately caused a depreciation of several thousand dollars in the value of a new flat house of the kind prevailing in the construction work under way in The Bronx. It was also apparent that more flats had been provided than could promptly be rented. provided than could promptly be rented. Alarmed by the overproduction of flats, coupled with the fall in brick prices, financoupled with the fall in brick prices, mana-cial institutions refused to accept current appraisals in making permanent loans on new multi-family houses. As a conse-quence the projection of flats and tene-ments fell off sharply.

The change in the loan market caused some failures in the building industry.

However, these were comparatively few, involving mostly builders who were operat-ing on so small a margin of capital that they had been obliged to go into debt to material men and contractors. Most of the failures were brought about by the the langues were brought about by the filing of mechanics' liens, not by suits instituted to foreclose mortgages. Indeed, building loan operators as a rule extended their loans, giving builders time to rent their houses and to negotiate either a permanent loan or a sale on the basis of a full rent roll.

Professional operators familiar with the peculiar advantages of the transportation enjoyed by The Bronx do not easily lose enjoyed by The Bronx do not easily lose confidence in the stability of values in that borough. The Bronx is the only outlying part of the city the transportation system of which carries passengers through the length of the business sections of Manhattan. Passengers on the transportation systems of all the other outlying boroughs are dropped at the waterfront, and in order to reach their destination must transfer to the Manhattan roads.

Manhattan roads. Ever since the opening of the Third avenue elevated road the percentage of increase of population has for this reason been far higher in The Bronx than in any other borough. The Federal census of 1900 re borough. The Federal census of 1900 revealed a growth of 125 per cent, during the preceding decade, and the State census of 1905 disclosed a growth of 35 per cent. since the Federal enumeration of 1900. The next highest proportion of increase was shown by Queens, with 75 per cent. and 29 per cent. for the respective periods.

The State census of 1905 was taken before any considerable number of fats had been

The State census of 1905 was taken before any considerable number of flats had been completed along the subway. The influx of people to The Bronx last year and this has been without doubt exceptionally large. The new tenements and flats projected in 1905 made provision for 75,000 people, while housing for perhaps 10,000 more was furnished in new one and two family dwellings. It is quite possible that not all of ings. It is quite possible that not all of the housing of various kinds supplied in 1905 has been taken up. Still the better part of it is now undoubtedly occupied, as vacant apartments are far from numerous except at a distance from the rapid transit

In any event the growth of population has been large enough to react on business property. The advance in store rents and in freehold values on the principal shopping streets has been general and on an unprecedented scale. Half a dozen years ago \$20,000 was the record price known to have been paid for a single lot in a Bronx business thoroughfare. To-day \$50,000 is not an uncommon price.

an uncommon price.

The chief business centre is at the junction of 147th street and Third avenue, where the subway and the elevated roads meet, as do all the principal trolley lines of the borough. From 145th street to 152d street property is so well thought of by its owners that few sales are being made. Lots on Third avenue are, however, generally valued at from \$50,000 to \$60,000. A plot 33x88 feet at the southwest corner of Third avenue and 145th street recently brought.

avenue and 148th street recently brought about \$75,000. Stores in the neighborhood rent at from \$2,500 to \$5,000 a year.

Next in importance are the junctions at 138th street and Willis avenue, where values range from \$15,000 to \$25,000 a lot, and at Third avenue and 138th street where lots. Third avenue and 138th street, where lots command from \$15,000 to \$20,000. A street which ranks as an important crosstown theroughfare is 138th street, which con-nects with Manhattan across the Madison

The demand for business property was reflected in 1906 not only in rising store rentals but in a record volume of factory

and loft construction.
As has been pointed out, the first subway

As has been pointed out, the first subway boom was mainly in the subdivision of acreage along the rapid transit road and in the construction of flats and tenements. This boom culminated last spring. While it was in full progress little attention was given to the building of one and two family houses. The result was a scarcity of such dwellings at the beginning of last year. A second boom consequently developed. A second boom consequently developed, affecting land at some distance from the subway. Loan operators and builders who had been active in the tenement house zone turned to the new territory beyond, where such dwellings, both of brick and of frame, were erected. Plans were filed for one and two family houses to cost \$7,500,000.

against an investment of \$5,500,000 for similar constructions in 1905.

lar constructions in 1905.

Nearly all the sections traversed by trolleys connecting with the subway or with the Third avenue elevated were affected, but the chief seat of building was within walking distance of the rapid transit road. Many of the new dwellings were rented and sold from the plans. Builders of such houses found little difficulty in obtaining permanent loans from financial institutions, despite the generally unfavorable mortgage conditions that prevailed during the larger part of the year. part of the year.
There is no sign as yet that the building

of such houses is on the decline. Last week, for instance, more new dwellings were projected than in the first week of

The boom in one and two family hou is, of course, far more widely distributed than was the tenement house boom. It has given rise to a widespread demand for lots and accounts in a measure for the year's record breaking sales of lots by auction.

auction.

The sections most affected by auction sales were along Westchester avenue and in the Throgg's Neck section, Among the estates disposed of were the Catholic Protectory property, the Sisters of Charity property, the St. Joseph's Orphan Asylum property, the Ketchum property, the old Morris Park race track, the Waring property, the Marsington property and a track at the Harrington property and a tract at

Morris Park race track, the Waring property, the Harrington property and a tract at Baychester.

In the White Plains road district sales took place of parts of the Schieffelin estate, the Bathgate estate, the Adee estate and the Penfield property.

The effect of these sales has been to distribute thousands of lots in many different neighborhoods among small non-professional buyers. A considerable proportion of these no doubt intend to build private dwellings or two family houses. If speculative construction should fall off, those of them who merely purchased for a rise will of course find themselves under pressure to improve their holdings. From whatever point of view, therefore, a continuance of the present building movement seems to be assured.

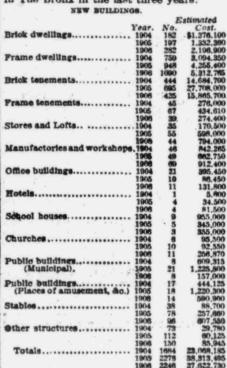
The bulk of the activity has so far been in the east Bronx and the preparations for the coming spring campaign are just now most notable there, particularly in the Hunt's Point section. However, the prospect of rapid transit in the west Bronx will no doubt direct speculative attention presently to the Jerome avenue district and to the highlands overlooking the Harlem River.

The west Bronx has experienced a steady rise in rentals and in freehold values, uninfluenced by professional exploitation. A number of private dwellings of the better grade were erected there is 1906 and there was also a slight increase in the number of flats and stores along business thoroughfares. Evidently the west Bronx is in a position to develop a third great boom beyond the Harlem when the Jerome avenue subway is completed.

The following table shows the construction.

nue subway is completed.

The following table shows the construction work for which plans have been filed in The Bronx in the last three years:



WEST END AVENUE.—F. R. Wood & Co. have sold for the Bellevue Realty Corporation to Charles Guiden No. 570 West End avenue, a four story dwelling on lot 20x100. The house is occupied by Gov. Charles E. Hughes. His lease has still three years to run.

Hughes. His lease has still three years to run.

FORTY-SEVENTH STREET.—Le Grand B. Cannon has sold to Dr. Fred Whiting No. 19 West Forty-seventh street, a five story dwelling, on lot 25x100.5, for \$100,000. The property is assessed for only \$74,000. FORTY-SIXTH STREET.—The Greene and Taylor Company has sold for C. Grayson Martin No. 53 West Forty-sixth street, a four story and basement dwelling, on lot 22x100.5, to Mrs. J. Lawrence Townsend, the present tenant.

FORTY-SIXTH STREET.—The estate of Agnes Murray is reported to have sold No. 50 West Forty-sixth street, a four story and basement dwelling, on lot 20x100.5.

FIFTEENTH STREET.—M. & L. Hess have sold for the Realty Holding Company No. 34 West Fifteenth street, a four story dwelling, on lot 25x103.3, to Joseph Quinn, who will erect a seven story modern store and loft building.

ST. NICHOLAS AVENUE.—J. P. & E. J. Mur-

will erect a seven story modern store and loft building.

ST. NICHOLAS AVENUE.—J. P. & E. J. Murray have sold for J. B. Gartelman to G. Harvers the northwest corner of 166th street and St. Nicholas avenue, a four story building, on lot 26.2x85.8.

BROADWAY.—The Surety Realty Company has sold to the Apartment Construction Company No. 810 Broadway, a five story building, on lot 25x115, for \$150,000. The buyers will erect a ten story building.

EIGHTY-FIFTH STREET.—James Carlew has sold No. 31 West Eighty-fifth street, a five story American basement dwelling, on lot 20x102.2. It is one of a row recently completed, and will be occupied by the buyer.

COLUMBUS AVENUE.—William R. Ware has sold for Mary McMahon and others the five story store and triple flat at \$4.0. 568 Columbus avenue, on lot 25x100.

BRADHURST AVENUE.—The Breslauer

Columbus avenue, on lot 25x100.

BRADHURST AVENUE.—The Breslauer Realty Company has sold, through Irving D. Steinhardt and Edwin A. Wallis, to Mrs. Kate W. Young Nos. 22 and 24 Bradhurst avenue, two five story double flats, with stores, each on lot 26x82. In part payment Mrs. Young gives her summer residence at 91 Highland avenue, Orange, N. J., 103,5x200.

103.5x200.

FORTY-THIRD STREET.—The Breslauer Realty Company has sold No. 330 West Forty-third street, a five story four family house, on lot 25x100.5.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought Nos. 421, 423 and 425 East Seventy-fourth street, three seven story tenements, on plot 75x102.2.

avenue B.—Grossman & Feldman have sold the three tenements, on plot 42.9x93, at the southwest corner of Avenue B and Sixteenth street to J. Mochowitz. The A. B. C. Realty Company was the broker. 17TH STREET.—Barnet Feinberg has sold to Dr. Morris Kleinman No. 107 West 117th street, a four story dwelling, on lot 20x100.11. 108TH STREET.—Emanuel Simon has sold to Max Schulhof Nos. 221 and 223 West 109th

street, a six story apartment house, on plot 44.4x100.11. 122D STREET.—Henry L. Sonand has sold No. 236 West 122d street, a five story flat, No. 236 West 122d on plot 34x100.11.

No. 236 West 122d street, a five story flat, on plot 34x100.11.

119TH STREET.—Henry L. Sonand has sold No. 26 East 119th street, a three story dwelling, on lot 15.8x100.11.

FOURTH STREET.—Herman Goldstein has sold No. 266 East Fourth street, a six story building, on lot 24.9x97.

ORCHARD STREET.—Abraham Phillips and B. J. Sokol have sold to a Mr. Bernstein the seven story store and loft building, on lot 21.9x80, on the west side of Orchard street. 100 feet north of Canal street.

FOX STREET.—Morris H. Feder has bought Nos. 548 to 554 Fox street, two five story flats, each 40x100.

185TH STREET.—Mirs. Wenbacher has sold No. 840 East 138th street, a five story flat, with store, on lot 26x100.

BRYANT AVENUE.—Philip Kronenberger has sold for L. Lavelle to James Kronenberger five lots on the west side of Bryant avenue, 200 feet north of Jennings street. The buyer will erect five three story two family brick houses.

TRINITY AVENUE.—McLaughlin & Co. have

family brick houses.

TRINTY AVENUE.—McLaughlin & Co. have sold for Emil Creiner the three story frame dwelling, No. 1010 Trinity avenue, 20x100. The buyer, Coroner's Physician Thomas H. Curtin, will occupy the house.

235TH STREET.—J. Wilbur Vaughn has sold four lots on the south side of 238th street, 100 feet cast of Oneids avenue; also for

CITY REAL ESTATE.

CITY REAL ESTATE.

THOS. M. HENNEBERRY **OWNER NEEDS MONEY** PROMINENT CORNER

Elevator apartment house-West Side avenue corner, 100x100, stories-8 apartments on a floor -Leased for \$21,000 year-Life Insurance Company mortgage, \$200,000 for 3 years-price \$255, 000-\$30,000 cash required-Over 15% on investment.

IN THE TWENTIES

Close to 6th ave., seven story loft building. Just built and entirely rented on leases-price \$150,000. Terms to suit.

In the twenties-owned by Es-

tate - almost 100 x 100 - price \$600,000. Cash required, \$150,000. Balance on mortgage. This is one of the few remaining choice corners in the new mercantile section. Leases expire this year. Have of fers that will double present rentals.

PELHAM MANOR

54 Lots. N. Y. trolley passes property—N. Y. & Westchester Electric Road close by. To a quick purchaser \$800 a lot, including corners. Will be sold in one parcel only. \$10,000 cash required.

IF YOU WANT TO BUY, SELL, MORTGAGE OR EXCHANGE MANHATTAN REAL ESTATE AND DESIRE THE SERVICES OF A PROGRESSIVE OFFICE, COMMUNICATE WITH ME Suite 47 Tel. 2797 Cort. 206 BROADWAY

BOROUGH OF BROOKLYN. FOR MALE

BOROUGH OF BROOKLYN. FOR SALE.

BUY A HOME IN BEAUTIFUL FLATBUSH.

BOTH IN FLATBUSH. NO PLACE EQUALS THIS BEAUTIFUL SUBURB IN AND ABOUT THE GREAT BUSINESS CENTRE OF MANHATTAN. WE ARE CLOSEST TO BUSINESS CENTRE, WE HAVE THE BEST SCHOOLS, CHURCHES, CLUBS AND THE FINEST PLACE ON EARTH TO LIVE.

WE COULD FILL THE PAPERS WITH GLOWING DESCRIP-TIONS OF BEAUTIFUL HOMES, BUT YOU DO NOT WANT TO BUY DESCRIPTIONS, AND THEY ARE SO OFTEN VERY MIS-LEADING THAT YOU FEEL THAT YOU HAVE BEEN FOOLED, SO WE THINK IT FAR THE BEST WAY TO ASK YOU TO CALL AT OUR OFFICE AND EXPLAIN WHAT YOU WANT, AND LET US SHOW YOU THE BEST WE HAVE THAT ANSWERS YOUR DESCRIPTION OF WHAT YOU WANT. WE KNOW THAT WE CAN NOT SELL YOU A PIECE OF PROPERTY UNLESS WE HAVE WHAT YOU WANT. AND WE ALSO KNOW THAT THE PRICE MUST BE CHEAP OR WE HAVE WASTED YOUR TIME AND OURS.

OUR REPUTATION FOR HAVING PLEASED BUYERS WHEN OTHERS HAVE FAILED WE FEEL WARRANTS US IN ASKING YOU TO CALL. WE HAVE ANY STYLE OF A HOUSE THAT YOU CAN ASK FOR. WE HAVE HOUSES FOR ONE FAMILY, FOR TWO FAMILIES, FOR THREE FAMILIES, AND WE HAVE SOME FINE APARTMENT HOUSES CHEAP. WE REPRESENT EVERY FIRST-CLASS BUILDER IN FLATBUSH AND CAN GIVE YOU HOUSES IN ANY AND ALL OUR BEST SECTIONS, FROM THE CHEAPEST TO THE BEST.

WE ARE THE SOLE AGENTS FOR ALL THE CHOICE BUILD-ING PLOTS IN THE VERY BEST PARTS OF BEAUTIFUL "PROS-PECT PARK SOUTH." TO THE RIGHT CLASS OF PEOPLE THESE LOTS OR PLOTS CAN BE HAD VERY CHEAP. LET US SELL YOU ONE OF THESE PLOTS AND BUILD YOU A HOME TO YOUR LIK-ING. OFFICE OPEN SUNDAYS.

### STAR AND CRESCENT REALTY COMPANY. 801 Flatbush Avenue.

George Taylor a dwelling at Carpenter avenue and 238th street.

THI RTIETH STREET.—Abraham Boehm has sold to James Slater No. 104 West Thirtieth street, a three story building, on lot 25.5x 85.3x irregular, adjoining the southwest corner of Sixth avenue.

SEVENTY-FOURTH STREET.—Newman Grossman and Frank Feldman have bought through the A B C Realty Company Nos. 421 to 425 East Seventy-fourth street, three seven story tenements, with stores, on plot 75x98.

SIXTEENTH STREET.—Newman Grossman

75x98.

SIXTEENTH STREET.—Newman Grossman and Frank Feidman have sold to J. Moskowitz through the A B C Realty Company Nos. 275 and 277 East Sixteenth street, two five story tenements, on plot 42.9x93.3; also the five story tenement at No. 601, on lot 2x62.

Miscellaneous.

George Blumenthal is the buyer of No. 24
West Fifty-fourth street, recently sold by
Marie T. La Montague through the Greene &
Taylor Company. The purchase price was
\$110,000. Mr. Blumenthal owns No. 22, adjoining, and the abutting property at Nos.
23 and 25 West Fifty-third street.
Louis Schrag has leased for Harrison K.
Bird the four story dwelling at No. 62 West
Fifty-third street to Mrs. Anna B. Moulten
for a term of years.

Edward Johnson has sold to a syndicate of
Pennsylvania capitalists thirty-seven detaohed two family houses in Borough Park.
These houses cover, three city blocks in the
district bounded by Forty-fifth and Fiftieth
streets and Iweifth and Fifteenth avenues.
The purchase price was \$273,000, of which
about ene-half remains on mortgage.

Max Kurzrok has sold the tract of 150 lots
in the Fort Hamilton section of Brooklyn
formerly known as the Inebriates' Home
property. The price is said to have been
\$175,000. The tract includes the greater part
of the area' bounded by Second and Third
avenues, Eighty-eighth and Ninety-first
streets.

H. C. Senior & Co, have leased for Mrs. S. K.

of the area bounded by Second and Third avenues, Eighty-eighth and Ninety-first streets.

H. C. Senior & Co. have leased for Mrs. S. K. Hunter, the two five story flats at Nos. 31 and 33 West Sixty-fifth street, on plot 62x100.5, for a term of years.

Cornelius G. Kolff sold a tract of twenty-five acres on the Amboy road near Bentley avenue, Tottenville. The property is a part of the old Biddle estate. It has a frontage of about 1,200 feet on the Amboy road and a similar frontage on the road to Ward's Point, the extreme southern point of Staten Islands It is within five minutes walk of the Rapid Transit station. The purchaser, a Kentuckian, will improve the property and place it on the market.

Mr. Kolff has also sold the well known Butler farm of forty acres on Beach avenue, are not of the lower bay. The buyer intends to divide the property into building lots.

Charles E. Griffith & Sons report the following sales: For William H. Meisler, his fine residence and about one acre of land at the corner of Richmond and Union avenues. New Springville, to Minnie Zwickert for M. W. Potter, fifteen and a half acres on Richmond avenue, Graniteville (formerly the John E. Egbert farm), to Barnett Wilensky for the Port Richmond Land Company: the Jacob Simonson farm, consisting of twenty-five acres at New Springville, to Joseph Brzoziewski for Helen Pirnie; house and lot on Nicholas avenue to Mary Woods and for Frances A. Cregin, four lots on Dixon street and Villa avenue to James Riviello.

James T. Rourke of West New Brighton reports the sale of a house and nine lots in that section.

Continued mild weather has enabled real

James T. Rourke of West New Brighton reports the sale of a house and nine lots in that section.

Continued mild weather has enabled real estate operators on Long Island to do much work in the way of improvements. This is particularly apparent at Garden City Estates, where some eight miles of sidewalks and curbs have already been laid. In the first section of this property, comprising about one-tenth its total area, most of the sewers have been laid. Work on the station plaza of this property is also progressing rapidly and the concrete foundations for the ornamental brick walls have all been laid. The station itself, costing \$10,000, is nearing completion, and trains on the Hempstead division will soon be making Garden City Estates one of their regular stops. Edward Johnson has begun the construction of five handsome dwellings and many more are to follow in the near future.

Within the next few weeks the Rickert-Finlay Realty Company will have a gang of men at work to make a number of improvements at Douglas Manor. Granulithic sidewalks will be laid and all the streets macadamized. Sol Mayer is erecting a residence on the Shore road and Knollwood avenue. This house will be \$3x40 feet, overlooking Little Neck Bay. When completed, the house will cost upward of \$15,000.

Miss Butler of Flushing is erecting a fine house on Ardsley road just inside the Manor grounds. Another house that is in course of construction is one on Hollywood road, which is to be the residence of E. C. Butler of Brooklyn. Plans are also being drawn for a mansion at the corner of West Drive and Park lane which will be the residence of Mrs. Mae Sullivan.

Plans have been filed with Building Superpintendent Murphy for a new eleven story

is to be the residence of E. C. Butler of Brooklyn. Plans are also being drawn for a mansion at the corner of West Drive and Park
lane which will be the residence of Mrs. Mae
Sullivan.
Plans have been filed with Building Superintendent Murphy for a new eleven story
apartment house to be erected at the southeast corner of Lexington avenue and Sixtyseventh street for the Sixty-seventh Street
Apartment Building-Company, of which
Walter G. Merritt is president. It is to
have a frontage of 90.5 feet on the avenue
and 170 feet in the street, with a fagade of
decorated limestone and will have accommodations for forty-eight families. It is to-

\$6759-558 Monroe St. \$6750

21/2 story and b. front; 3 story and b. rear: brownstone: 11 rooms and bath; open plumbing; furnace heat; newly decorated. Ready to move into. \$1,200 Cash. Easy

REALTY ASSOCIATES.

100 BUILT, 89 SOLD.

Come and see why; new 2 story and basement two family brick houses, 12 rooms, 2 baths, furnace heat, hard wood trim, console mirrors, 2 sideboards, china closets, bookcases, wardrobes; everything to make homes complete; restricted until 1925; streets paved and sewered; all assessments paid; price \$7,890; easy terms, building 100 houses on Seventy second st, from Fourth to Sixth avx., some two family houses, \$3,80,8,000 and \$8,500; 11 rooms, 2 baths, 2 lurnaces; \$300 to \$1,000 rash, 3, minutes to Park row by Bay Ridge train open Sunday. JOHN 5. SULLIVAN, Builder, Fifth av. and Seventy-second st. Brooklyn.

SOUTH 5TH ST., ½ block from entrance of Williamsburg Bridge—3 story, basement, brick, 3 family house, with 2 story extension, 15 rooms, 2 baths, all improvements; price \$18,000; house adjoining, containing 11 rooms, 2 baths; price \$16,000; also Broadway stores and flat properties. KRUSE, Broadway and Greene av., Brooklyn

IN FLATBUSH—High class two family detached frame houses; up to date; fine location; look them over to day; East 5th st. between Beverly road and Avenue C; Brighton Beach L or Smith st. car to Beverly road.

**Printed List Mailed Free** of flats, houses and lots for sale in all sections of Brooklyn. RQBT, WARD, 181 Remsen st., Brooklyn. ONE FAMILY BRICK HOUSE, BAINBRIDGE St., near Reid Av., 9 rooms and bath; elegant decorations; price \$6.000; mortgage \$2,500; take 2d mortgage. Apply to C. SPRECKELS, 332 Reid av.,

IF YOU HAVE \$100 I can but you on the road to fortune: fullest investigation; absolutely won-derful opportunity. Address RADNOR, box 117 Sun office.

BEST Part of Bedford av.—Two particularly wide four story double brick Flats can be bought cheap; rents \$5.36; cash \$8.000; mortgage. \$46,000. TIMM & BEHRENS, 190 Montague st. \$1,100 CASH buys 2-family brick, 12 rooms; two baths, open plumbing; bargain; \$5,850. MINDEN & CO., 84 Patchen av., near Gates, Brooklyn.

SELECT APARTMENTS-BROOKLYN THE ROANOKE, 69-71 S. O XFORD ST.
A PARTMENTS OF TWO, THREE
AND FOUR BOOMS AND BATH,
INCLUDING MAIDS' SERVICE,
HEAT AND GAS.

DWELLING HOUSES TO LET.

A.—A.—A.—

25th st. West, large 4 story, \$3,000.

44th st. West, large 4 story, \$2,500.

46th st. West, a story, fine condition, \$1,900.

72d, near Park, large 4 story, \$3,300.

97th st. West, 3 story, fine condition, \$1,500.

118th st. West, 3 story, elegantly decorated, \$1,800.

Many other large and small houses every part of city, residential or business purposes.

CYRILLE CARREAU, Agent, 796 6th av. (48th).

CITY REAL ESTATE.

61st st., near Broadway, 100x100, five story flats real good buildings. CYRILLE CARREAU, Agent, 796 6th av. (45th). 48th st., near 8th av., 25x100; single flat, good condition; price \$23,500.

CYRILLE CARREAU, Agent, 796 8th av. (45th).

GEO. R. READ & CO., REAL ESTATE. 80 LIBERTY ST.

cost \$520,000. Rossiter & Wright are the Plans have also been filed for making over the three three story and basement residence at the northeast corner of Madison avenu-and 125th street into an office and store build and 124th street into an office and store billid-ing for Augustus Salomon as owner. They are to be enlarged and extended to the build-ing line and a new ornamental front built with a central marquise entrance. The im-provements are to cost \$25,000, according to the estimate of the architect, Gustave

in the estimate of the architect, Gustave Erde.

The Bronx plans comprise a two story dwelling on 234th street, west of Katonah avenue, to cost \$8,000.

William T. Atkinson is the buyer of Nos. 74 and 78 West Thirty-sixth street, sold recently by George R. Read & Co. for a client.

Pocher & Co. have leased the dwelling at No. 210 East Thirty-ninth street for L. N. Levy to Otto Pruefer; also, for Charles E. Johnson to Ella M. Albur the third floor in the building at No. 27 West Thirty-fourth street; also, the store and basement at No. 113 West Thirtieth street for John MacDonald to Dimetrois Keteazes; also, the house at No. 120 East Thirty-third street, to Henry Miller.

SELECT APARTMENTS. ABOVE 14TH ST., WEST SIDE.

SELECT APARTMENTS. ABOVE 14TH ST. WEST SIDE COUNTRY A TENANT WRITES:

"Driven from the city by noise and dirt, I sought relief in the country—along the Hudson and the Sound, and in New Jersey—but nothing desirable could be found that did not cost more (everything considered) than on the upper west side. Then I tried Wash-PURE AIR ington Heights, where among scores of new apartments not one

was found without some drawback—chiefly inconvenient arrangement of rooms and absence of quiet. Finally I reached Dyckman street station on the Subway. Two blocks westward I found two apartment houses built on! lines of common-sense and refinement. Dyckman street runs into the Speedway on the east and connects with the beautiful Lafayette Boulevard on the west, where it connects with Old Broadway, three minutes' walk from the Hudson. The spartments face south on the finest piece of scenery in Manhattan—primeval rocks and trees forming Mount Washington, the eastern Palisades. To the west they adjoin Inwood (a thickly wooded hill interspersed with handsome country residences) and the Hudson and the western Palisades. All this is only 25 minutes to City Hall, but COUNTRY OF THE PERSONS OF THE PROPERSONS OF THE PERSONS OF THE QUIET REIGNS, one gets a seat every time and there is no change of cars or ferries and no long walk or double fares. All Subway trains are express. The Amsterdam av. and Broadway (Kingsbridge) cars pass within half a block. School house one block away. Van Cortlandt Park is reached in ten minutes—golf, skating and all seasonable sports. The apartments are perfectly arranged, good sized rooms; extra large kitchens and bath rooms; no dark corners; abundant closet room; halls, stairways, rooms all decorated with a degree of good taste and refinement rarely discovered among builders. I prefer the apartment I selected to one I occupied for several years on Central Park West in the nineties, and yet it costs me one-third less." These apartments are specially suited for professional people, and will prove boon to those who appreciate quietness and cleanliness, with accessibility to the

The Solano and Monida Apartments, 207 AND 200 DYCKMAN and seven room suites: moderate rents. Take Subway to Dyckman street station and walk west two blocks; or Amsterdam avenue cars, transferring to Broadway and Kingsbridge road line.

M. MCCORMACK CONSTRUCTION COMPANY, OWNERS, OF PREMISES.

The

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**438 WEST 116TH ST** One Block from Subway.

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